

FORM-BASED CODE COMMITTEE

MINUTES

May 9, 2019

The duly advertised meeting of the Form-Based Code Committee was held on May 9, 2019, at 2:00 p.m. at the Development Resource Center, Conference Room 1A. Chair Jason Havron called the meeting to order. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Committee. Development Review Planner Emily Dixon explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Chair Jason Havron, William Smith, Matt Whitaker, David Hudson, Jim Williamson, and Anca Rader

Members Absent: Grace Frank, Marcus Jones and Sally Morrow

Staff Members Present: Development Review Planner Emily Dixon, Secretary Rosetta Greer and Assistance City Attorney Harolda Bryson

Chairman Havron explained the rules of procedures.

Roll Call: Secretary Rosetta Greer called the roll

Swearing In: Secretary Rosetta Greer swore in everyone who wanted to speak to the Commission

Applicants Present: Teresa Jump, Justin Tirsun, Craig Kronenberg and Bob Elliott.

Approval of Minutes: Matt Whitaker made a motion to approve March 2019 and April 2019 meeting minutes. William Smith seconded the motion. All in favor, the motion was unanimously approved.

OTHER BUSINESS: Ethics Training for Committee Members presented by Assistant City Attorney Harolda Bryson

Planner Emily Dixon explained the additional rules of procedure.

OLD BUSINESS:

Case #19-FB-00013 – 320 East Main Street – Skyline Signage

Project Description:

The applicant, Teresa Jump & Victory Sign Industries, Ltd., has applied for the following modifications:

1. Allowance of 2 skyline signs on a 2 story building.
2. Allowance of more than 20% of a window to be covered for the second floor vinyl sign located on the window.

There were no comments from the community.

Discussion: A discussion was had between the Committee members. Matt Whitaker made a motion for Case #19-FB-00013 – 320 East Main Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. The first variance for the allowance of two skyline signs on a 2 story building was approved and the second variance for the allowance of more than 20% of a window to be covered for the second floor vinyl sign located on the window was denied. The following conditions were noted: ground floor signage moved to the second level still applies towards the maximum sign square footage allowance for the building. Jim Williamson seconded the motion. All in favor, the motion was unanimously approved.

Case #19-FB-00016 – Adams Street – Setbacks & parking setbacks

Project Description:

The applicant, Central of Georgia Railroad Company C/O EAD Holdings / Chazen Engineering – Justin Tirsun, has applied for the following modifications:

1. Reduction of primary street setback from 10' to 0'.
2. Reduction of side street setback from 10' to 5'.
3. Reduction of Primary Street Parking setback in the U-RM zone from 30' to 0'.
4. Reduction of Primary Street Parking setback in the U-CX zone for 4 units from 30' to 0'.
5. Reduction of Side Street Parking Setback on Adams Street in the U-CX zone from 10' to 0' for 1 unit.

There were comments from the community. Noelle Omer, of 564 E. 18th Street, noted the community concern about the danger of exiting Adams Street within the neighborhood. John Petrey sent an email to Planner Emily Dixon that was added to the public PowerPoint presentation.

City Staff, Brandon Sutton from the Chattanooga Department of Transportation (CDOT) gave insight about traffic and parking for the site area. He said the development does not hit the threshold to require a Traffic Impact Study (TIS).

Discussion: A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #19-FB-00016 – Adams Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. The motion stated that modification request 1, 3, 4 and 5 were approved and modification request 2 was denied. There were no conditions

noted. Matt Whitaker seconded the motion. All in favor, the motion was unanimously approved.

NEW BUSINESS:

Case #19-FB-00021 – 1603 Long Street – Access, stories, parking setback

Project Description:

The applicant, Chris Henegar / Hefferlin & Kronenberg Architects, has applied for the following modifications:

1. Increase in building height from 40' to 50'.
2. Increase in stories from 3 to 4.
3. Reduction of parking setback on the primary street from 30' to 14'.
4. Increase in lot coverage from 80% to 100%.

Craig Kronenberg, the Architect for the proposed plan, asked for Staff to remove the modification request for a reduction in parking setback on the primary street from 30' to 14'. Planner Emily Dixon noted that the variance request is removed from review.

There were no comments from the community.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to approve Case #19-FB-00021 – 1603 Long Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Modification request 3 was removed by applicant. Jim Williamson seconded the motion. All in favor, the motion was unanimously approved.

Case #19-FB-00022 – 325 Market Street – Ground floor signage

Project Description:

The applicant, Lifestyle Center – Bob Elliott & Bill Ortwein Sign, has applied for the following modifications:

1. Allowance of ground floor signage to be moved to the third floor, skyline position on the Broad Street side of the building.
2. Allowance of ground floor signage to be moved to the third floor, skyline position on the Market Street side of the building.
3. Increase in ground floor signage allowance from 97.5' to 120sqft for 3 ground floor signs on Market Street.

There were no comments from the community.

Discussion: A discussion was had between the Committee members. William Smith made a motion to approve Case #19-FB-00022 – 325 Market Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Matt Whitaker seconded the motion. All in favor, the motion was unanimously approved.

NEXT MEETING DATE: June 13, 2019 (application deadline is May 10, 2019 at 4 p.m.).

Matt Whitaker made a motion to adjourn.
The meeting was adjourned at 4:09 p.m.



Jason Havron, Chair

6/13/19

Date



Rosetta Greer, Secretary

6/13/19

Date